	Total Card /	Total Parcel
APPRAISED:	372,100 /	372,100
USE VALUE:	372,100 /	372,100
ASSESSED:	372,100 /	372,100

PROPERTY LOCATION

No	Alt No	Direction/Street/City
1		WATERMILL PL, ARLINGTON

OWNERSHIP
Unit #: 117

Owner 1:	KOUL AJAY
Owner 2:	
Owner 3:	
Street 1:	17 PHEASANT LN
Street 2:	
Twn/City:	LEXINGTON
St/Prov:	MA	Cntry:		Own Occ: N
Postal:	02421		Type:	

PREVIOUS OWNER

Owner 1:	SPINALE ROLANDA V/TRUSTEE -
Owner 2:	H L & S REALTY TRUST -
Street 1:	1 WATERMILL PL #117
Twn/City:	ARLINGTON
St/Prov:	MA	Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains Sq. Ft. of land mainly classified as Condo with a Condo Garden Building built about 1988, having primarily Brick Veneer Exterior and 735 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 3 Rooms, and 1 Bdrm.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
102	0.000	372,100			372,100
Total Card	0.000	372,100			372,100
Total Parcel	0.000	372,100			372,100

Source: Market Adj Cost   Total Value per SQ unit /Card: 506.26   /Parcel: 506.2

PREVIOUS ASSESSMENT
Parcel ID 058.C-0001-0117.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	102	FV	362,200	0	.		362,200	362,200	Year End Roll	12/18/2019
2019	102	FV	339,700	0	.		339,700	339,700	Year End Roll	1/3/2019
2018	102	FV	284,600	0	.		284,600	284,600	Year End Roll	12/20/2017
2017	102	FV	273,000	0	.		273,000	273,000	Year End Roll	1/3/2017
2016	102	FV	273,000	0	.		273,000	273,000	Year End	1/4/2016
2015	102	FV	249,200	0	.		249,200	249,200	Year End Roll	12/11/2014
2014	102	FV	232,700	0	.		232,700	232,700	Year End Roll	12/16/2013
2013	102	FV	232,700	0	.		232,700	232,700		12/13/2012

SALES INFORMATION
TAX DISTRICT   PAT ACCT.   5066

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
SPINALE ROLANDA	69602-525		7/14/2017		415,000	No	No		
PLANTE CANDYCE	30273-385		6/9/1999		160,000	No	No		
EDGAR JULIE E	24613-117		6/13/1994		107,000	No	No	Y	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

Legal Description

User Acct
152907
GIS Ref
GIS Ref

Entered Lot Size
Total Land:
Land Unit Type:

Insp Date
10/03/17

!5066!

PRINT

Date	Time
12/10/20	20:00:37

LAST REV

Date	Time
10/03/17	15:20:11
danam	

Patriot Properties Inc.

USER DEFINED

Prior Id # 1:	152907
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

ACTIVITY INFORMATION

Date	Result	By	Name
10/3/2017	Measured	DGM	D Mann
5/6/2000		197	PATRIOT

Sign: ___ VERIFICATION OF VISIT NOT DATA ___ __/__/__

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R7	APTS MED		water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0		Sq. Ft.	Site		0	0.	0.00	6040																

| Total AC/HA: | 0.00000 | Total SF/SM: | 0 | Parcel LUC: | 102 | Condo | Prime NB Desc: | CONDO | Total: | | Spl Credit | | Total: | |

EXTERIOR INFORMATION

Field	Value
Type:	7 - Condo Garden
Sty Ht:	1 - 1 Story
(Liv) Units:	1	Total: 1
Foundation:	1 - Concrete
Frame:	1 - Wood
Prime Wall:	8 - Brick Veneer
Sec Wall:	6 - Stucco	10 %
Roof Struct:	4 - Flat
Roof Cover:	4 - Tar & Gravel
Color:	BRICK
View / Desir:	1 - 1 Bed

GENERAL INFORMATION

Field	Value
Grade:	C - Average
Year Blt:	1988	Eff Yr Blt:
Alt LUC:		Alt %:
Jurisdict:		Fact: .
Const Mod:	
Lump Sum Adj:	

INTERIOR INFORMATION

Field	Value
Avg Ht/FL:	STD
Prim Int Wall	1 - Drywall
Sec Int Wall:	%
Partition:	T - Typical
Prim Floors:	4 - Carpet
Sec Floors:	%
Bsmnt Flr:	12 - Concrete
Subfloor:	
Bsmnt Gar:	1
Electric:	3 - Typical
Insulation:	2 - Typical
Int vs Ext:	S
Heat Fuel:	3 - Electric
Heat Type:	6 - Elec Base/B
# Heat Sys:	1
% Heated:	100	% AC: 100
Solar HW:	NO	Central Vac: NO
% Com Wall		% Sprinkled:

BATH FEATURES

		Rating	
Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

		Rating	
Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Field	Value
Location:	F - Front
Total Units:	
Floor:	1 - 1st Floor
% Own:	0.904900014
Name:	25 - 6040

DEPRECIATION

Field	Value	
Phys Cond:	GD - Good	14. %
Functional:		%
Economic:		%
Special:		%
Override:		%
	Total:	14.9 %

CALC SUMMARY

Field	Value
Basic $ / SQ:	320.00
Size Adj.:	1.31632662
Const Adj.:	0.78125376
Adj $ / SQ:	329.083
Other Features	40257
Grade Factor:	1.00
NBHD Inf:	1.54999995
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	437307
Depreciation:	65159
Depreciated Total:	372148

COMMENTS

BK; 20726 PG; 283,Building Number 1.

RESIDENTIAL GRID

1st Res Grid	Desc: Line 1						# Units: 1				
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 3		BRs: 1		Baths: 1		HB 1					

REMODELING

Field	Value
Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	3	1	0
Totals			
1	3	1	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	
Juris. Factor:			Before Depr:	510.08
Special Features:	0		Val/Su Net:	506.26
Final Total:	372100		Val/Su SzAd	506.26

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
GLA	Gross Liv Ar	735	329.080	241,876
	Net Sketched Area:	735	Total:	241,876
Size Ad	735	Gross Are	735 FinArea	735

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

PARCEL ID

058.C-0001-0117.0

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	